



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

August 2, 2021

Via Emailed PDF

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 2518 44th Street, NW - Lot 0051, Square 1341

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM held with my staff on June 30, 2021. As presented during the meeting, the site currently is a record lot improved with a single-family detached dwelling, two-stories, with a cellar level. The subject property is in the R-14 Zone.

The project proposes to retain the existing dwelling and construct a 1-story vertical addition over the existing lower level garage on the north side of the home. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
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Nonconforming Structures (11 DCMR B-202)

It is understood that the existing house is non-conforming with regards to the front yard and side yard setback requirements. The house may remain and may be renovated/altered. It may also be enlarged or have an addition constructed as long as the addition or enlargement conforms to the development standards and doesn't increase or expand any existing nonconforming aspect of the structure pursuant to 11 DCMR C-202.2.

Gross Floor Area	11 DCMR D-802.2	7,938 sq. ft.	<7,938 sq. ft.
Allowed GFA = 2,000 square feet plus 40% of lot area or 7,938 square feet, and includes basement or cellar floor area where floor-to-ceiling height is 6'-6" or greater, up to five times the fenestration (windows/exterior door openings) for the basement or cellar floor. First 200 square feet of a porch and 600 square feet of a garage do not count towards the gross floor area.			

Bldg. Height	11 DCMR D-803.1	40 feet	<40 feet
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Bldg. Stories	11 DCMR D-803.1	3 + Cellar	2 + Cellar
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Lot Occupancy	11 DCMR D-804.1	30%	<30%
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.

Front Setback	11 DCMR D-805	63 feet	37.4 feet (existing, to garage to remain with vertical addition)
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The setback for the existing house (property line to the closest point of the house) is 37.4 feet, less than the minimum required for the R-14 Zone for this Square. The front setback requirement is per the map entitled "Required Front Yard Setbacks". This front yard setback is a minimum setback, there is no range requirement applicable to this zone. The front yard setback for this block of 44th Street, NW is 63-feet, reference the Neighborhood Guide to clarify/confirm the illegible number shown on the map.

I understand the project will add a vertical addition to part of the front of the house, at a minimum of 37.4 feet from the front property line. As this would extend the non-conforming front yard aspect of the structure, with a front setback requirement of 63 feet and 37.4 feet proposed for this second floor, this would require special exception relief from the Board of Zoning Adjustment [BZA].

Rear Yard	11 DCMR D-806	25 feet	>25 feet
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Side Yard	11 DCMR D-206	8 feet	1.1 feet (existing) 5.0 feet (vertical addition)
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Pursuant to 11 DCMR D-206.7 a building with a non-conforming side yard can have an "extension or addition may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet". I understand the project will add a vertical addition to part of the front of the house, at a minimum of 5.0 feet from the side property line and it is permitted under 11 DCMR D-206.7.

Pervious Surface	11 DCMR D-808	50% min.	>50%
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Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Green Area Ratio (GAR): GAR does not apply to the R-14 zone.

I have reviewed the attached Preliminary Concept Sketch and concur that, **except for the front yard setback relief needed from the BZA**, the project otherwise complies with the applicable Zoning Regulations for the R-14 Zone and 11 DCMR.

Accordingly, when the building permit is filed for, I will approve the consistent with the above presented zoning criteria and compliance information, if BZA relief is obtained..

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments – Preliminary Building Restriction Line Sketch
Concept Sketch

Zoning Technician: Brittany Bullock

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.